

HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Winnipeg CMA

Date Released: February 2017



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Canada



Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the **Housing Now** report has become the **Housing Now Tables** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the **Housing Market Insight**. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The **Housing Market Insight** will be released shortly.

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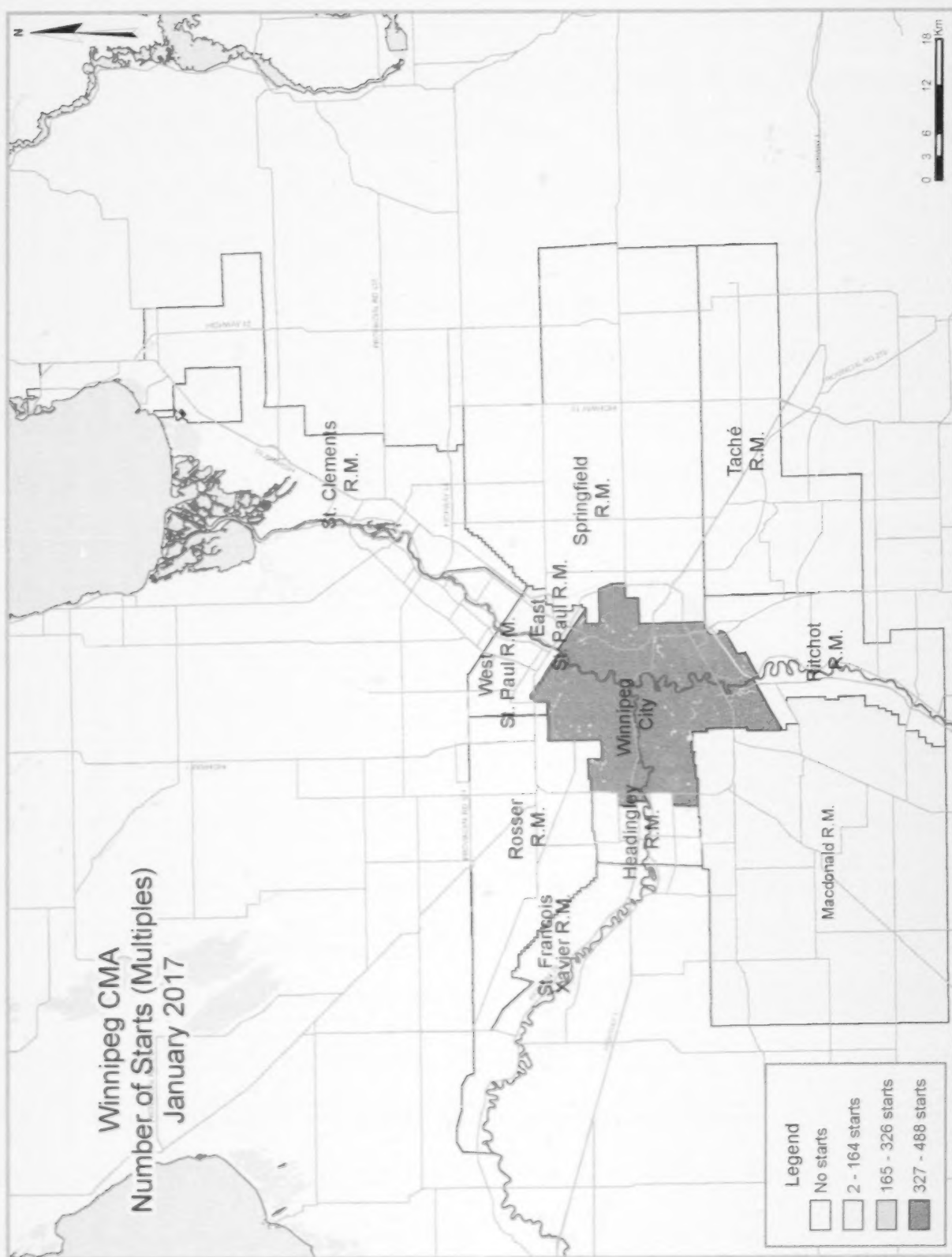
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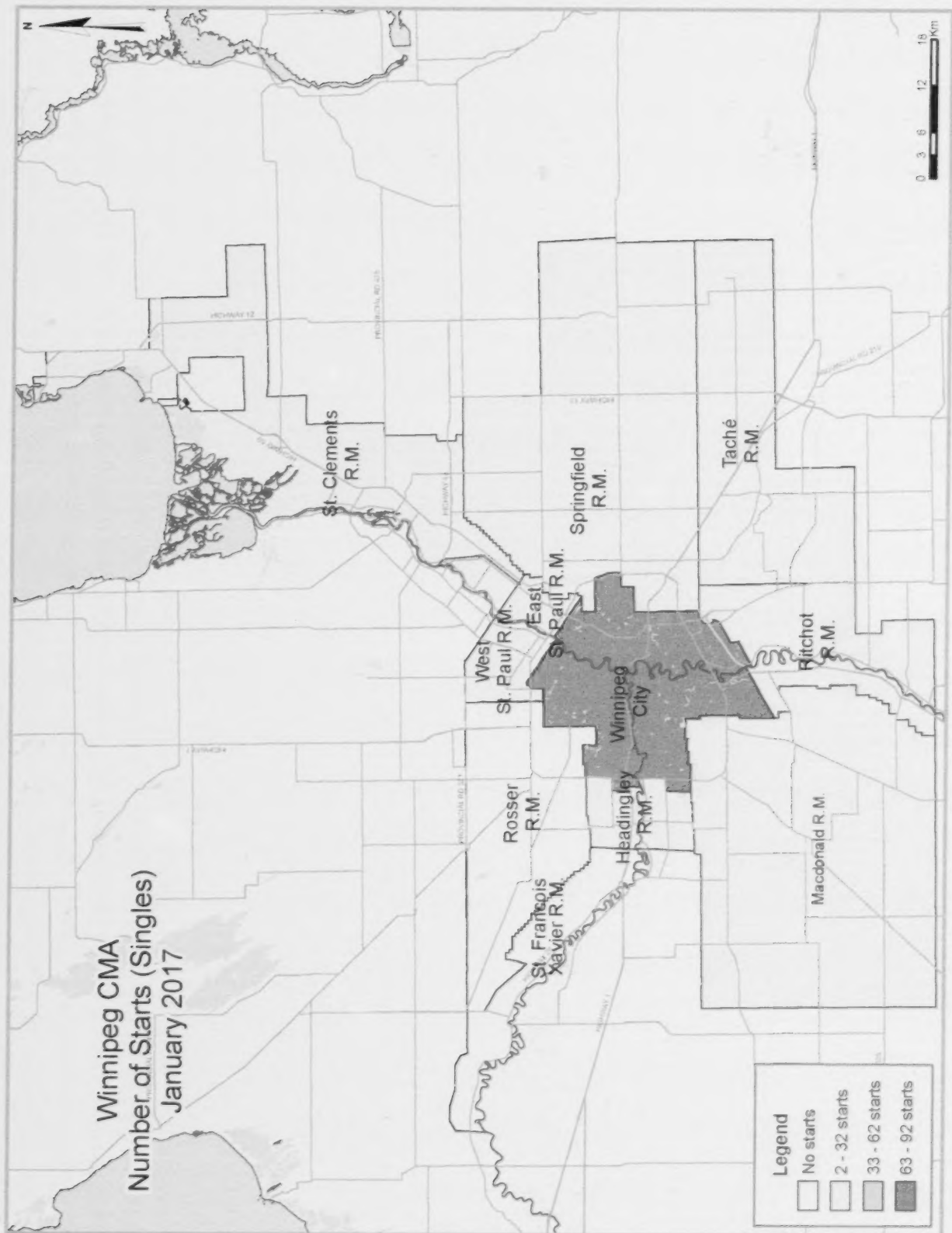
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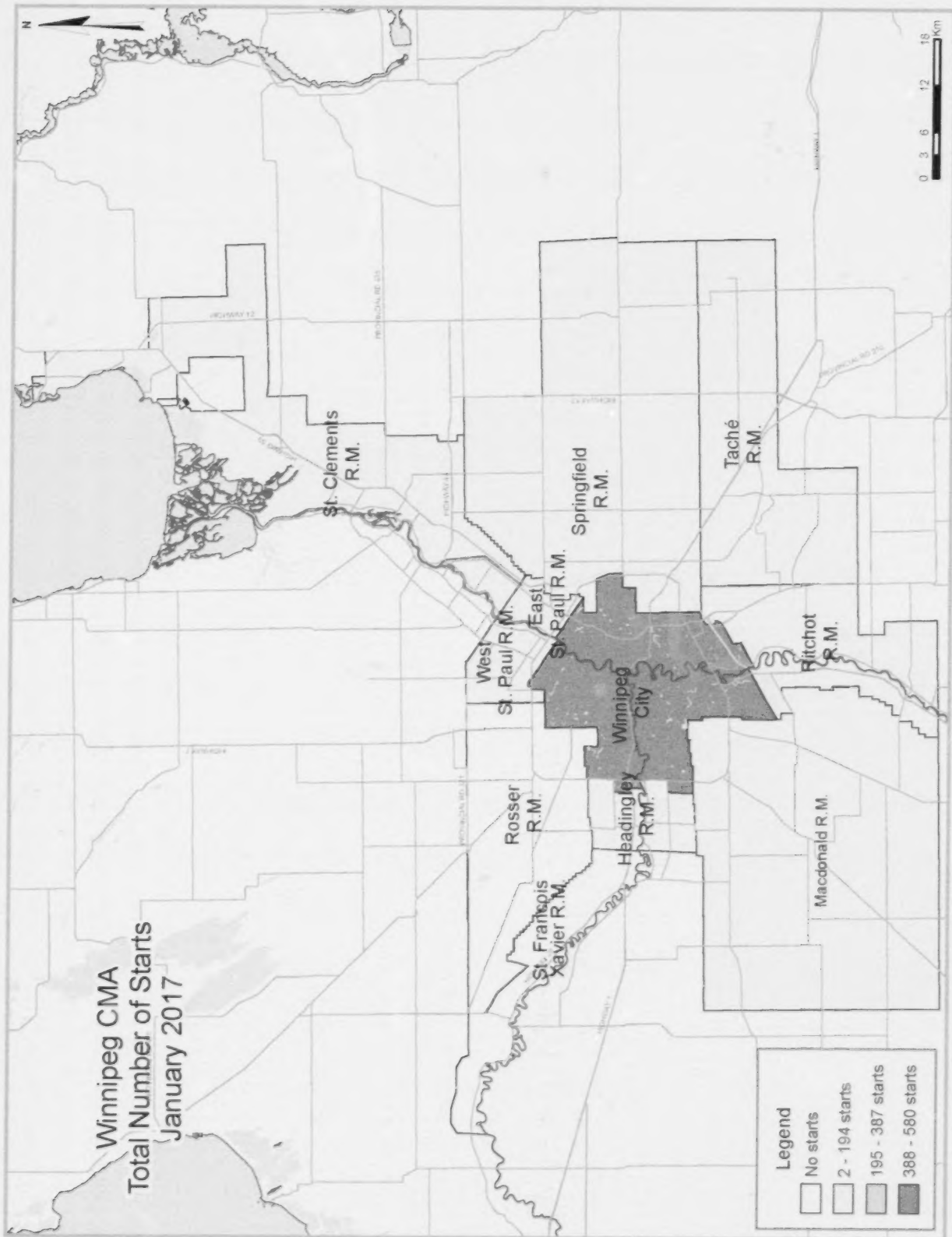
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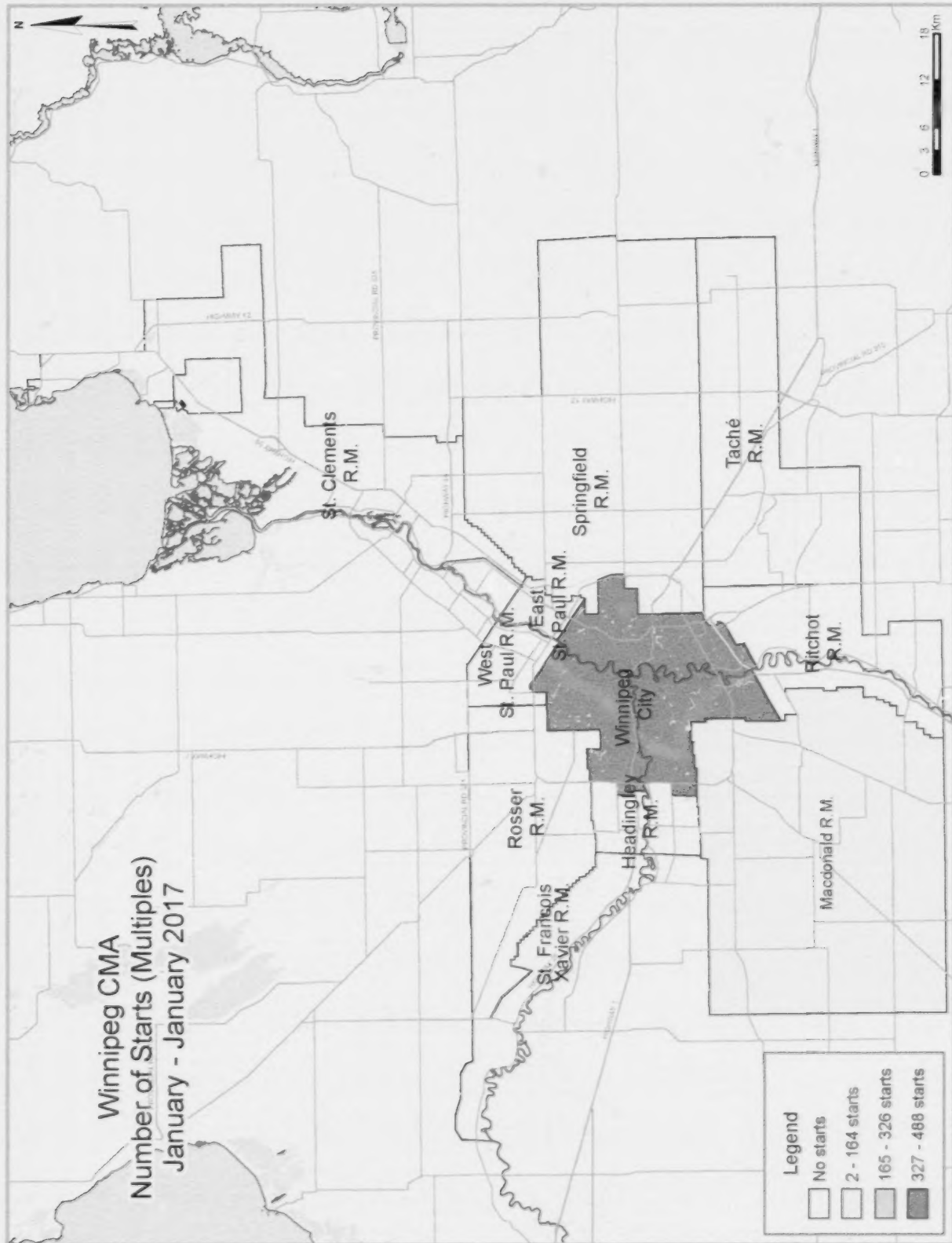
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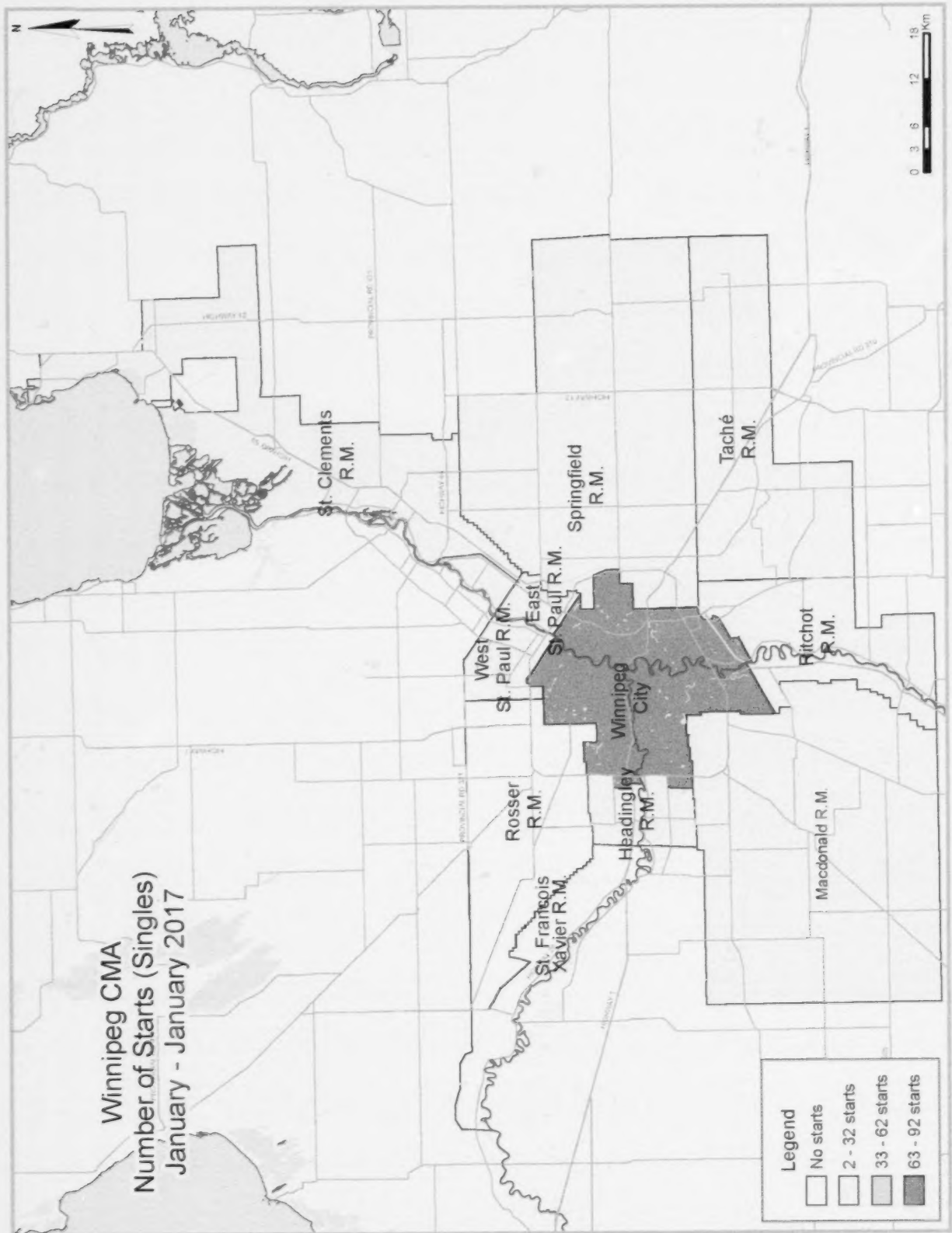
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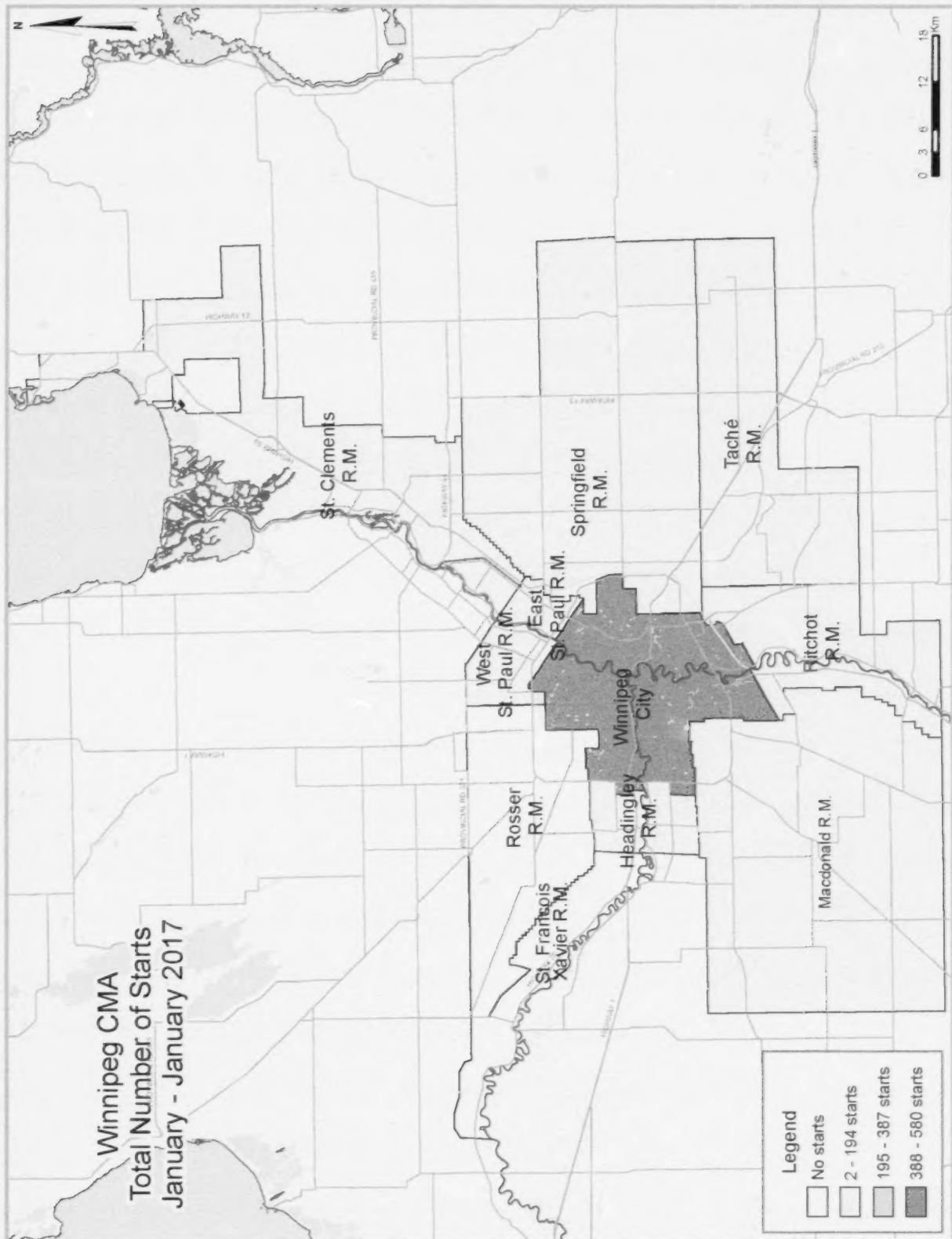












HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Starts (SAAR and Trend)
- 1.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type - Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type - Year-to-Date
- 3 Completions by Submarket and by Dwelling Type - Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type - Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.2 Housing Activity Summary by Submarket
- 1.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market - Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market - Year-to-Date
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- 3.4 Completions by Submarket and by Intended Market - Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market - Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)		
January 2017		
Winnipeg CMA¹	December 2016	January 2017
Trend ²	4,513	4,802
SAAR	3,119	8,112
	January 2016	January 2017
Actual		
January - Single-Detached	111	136
January - Multiples	173	498
January - Total	284	634
January to January - Single-Detached	111	136
January to January - Multiples	173	498
January to January - Total	284	634

Source: CMHC

¹ Census Metropolitan Area² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
January 2017	136	18	0	0	14	466	0	0	634
January 2016	111	12	0	0	15	0	0	146	284
% Change	22.5	50.0	n/a	n/a	-6.7	n/a	n/a	-100.0	123.2
Year-to-date 2017	136	18	0	0	14	466	0	0	634
Year-to-date 2016	111	12	0	0	15	0	0	146	284
% Change	22.5	50.0	n/a	n/a	-6.7	n/a	n/a	-100.0	123.2
UNDER CONSTRUCTION									
January 2017	1,030	114	0	0	194	1,159	58	1,774	4,329
January 2016	1,018	178	6	1	240	1,200	83	2,003	4,729
% Change	1.2	-36.0	-100.0	-100.0	-19.2	-3.4	-30.1	-11.4	-8.5
COMPLETIONS									
January 2017	164	12	0	3	50	0	7	70	306
January 2016	86	0	0	0	36	32	0	6	160
% Change	90.7	n/a	n/a	n/a	38.9	-100.0	n/a	nsk	91.3
Year-to-date 2017	164	12	0	3	50	0	7	70	306
Year-to-date 2016	86	0	0	0	36	32	0	6	160
% Change	90.7	n/a	n/a	n/a	38.9	-100.0	n/a	nsk	91.3
COMPLETED & NOT ABSORBED									
January 2017	229	23	0	1	76	293	n/a	n/a	622
January 2016	247	21	4	2	89	405	n/a	n/a	768
% Change	-7.3	9.5	-100.0	-50.0	-14.6	-27.7	n/a	n/a	-19.0
ABSORBED									
January 2017	153	11	0	2	16	17	n/a	n/a	199
January 2016	91	15	0	0	39	52	n/a	n/a	197
% Change	68.1	-26.7	n/a	n/a	-59.0	-67.3	n/a	n/a	1.0
Year-to-date 2017	153	11	0	2	16	17	n/a	n/a	199
Year-to-date 2016	91	15	0	0	39	52	n/a	n/a	197
% Change	68.1	-26.7	n/a	n/a	-59.0	-67.3	n/a	n/a	1.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Winnipeg City									
January 2017	92	16	0	0	14	458	0	0	580
January 2016	84	12	0	0	15	0	0	146	257
East St. Paul R.M.									
January 2017	5	0	0	0	0	8	0	0	13
January 2016	2	0	0	0	0	0	0	0	2
Headingley R.M.									
January 2017	5	0	0	0	0	0	0	0	5
January 2016	2	0	0	0	0	0	0	0	2
MacDonald R.M.									
January 2017	14	2	0	0	0	0	0	0	16
January 2016	10	0	0	0	0	0	0	0	10
Ritchot R.M.									
January 2017	4	0	0	0	0	0	0	0	4
January 2016	0	0	0	0	0	0	0	0	0
Rosser R.M.									
January 2017	0	0	0	0	0	0	0	0	0
January 2016	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
January 2017	2	0	0	0	0	0	0	0	2
January 2016	6	0	0	0	0	0	0	0	6
St. Francois Xavier R.M.									
January 2017	0	0	0	0	0	0	0	0	0
January 2016	0	0	0	0	0	0	0	0	0
Springfield R.M.									
January 2017	8	0	0	0	0	0	0	0	8
January 2016	2	0	0	0	0	0	0	0	2
Tache R.M.									
January 2017	2	0	0	0	0	0	0	0	2
January 2016	3	0	0	0	0	0	0	0	3
West St. Paul R.M.									
January 2017	4	0	0	0	0	0	0	0	4
January 2016	2	0	0	0	0	0	0	0	2
First Nations									
January 2017	0	0	0	0	0	0	0	0	0
January 2016	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
January 2017	136	18	0	0	14	466	0	0	634
January 2016	111	12	0	0	15	0	0	146	284

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Winnipeg City									
January 2017	796	108	0	0	185	1,137	58	1,774	4,058
January 2016	761	172	2	1	240	1,176	75	2,003	4,430
East St. Paul R.M.									
January 2017	32	0	0	0	0	8	0	0	40
January 2016	32	0	0	0	0	0	0	0	32
Headingley R.M.									
January 2017	21	0	0	0	0	0	0	0	21
January 2016	16	0	0	0	0	0	0	0	16
MacDonald R.M.									
January 2017	45	2	0	0	9	0	0	0	56
January 2016	39	0	0	0	0	0	0	0	39
Ritchot R.M.									
January 2017	32	2	0	0	0	14	0	0	48
January 2016	16	2	0	0	0	0	6	0	24
Rosser R.M.									
January 2017	0	0	0	0	0	0	0	0	0
January 2016	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
January 2017	26	0	0	0	0	0	0	0	26
January 2016	54	0	0	0	0	0	0	0	54
St. Francois Xavier R.M.									
January 2017	0	0	0	0	0	0	0	0	0
January 2016	1	0	0	0	0	0	0	0	1
Springfield R.M.									
January 2017	28	2	0	0	0	0	0	0	30
January 2016	44	4	0	0	0	0	2	0	50
Tache R.M.									
January 2017	21	0	0	0	0	0	0	0	21
January 2016	19	0	4	0	0	24	0	0	47
West St. Paul R.M.									
January 2017	29	0	0	0	0	0	0	0	29
January 2016	35	0	0	0	0	0	0	0	35
First Nations									
January 2017	0	0	0	0	0	0	0	0	0
January 2016	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
January 2017	1,030	114	0	0	194	1,159	58	1,774	4,329
January 2016	1,018	178	6	1	240	1,200	83	2,003	4,729

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Winnipeg City									
January 2017	124	10	0	1	46	0	7	70	258
January 2016	63	0	0	0	36	32	0	6	137
East St. Paul R.M.									
January 2017	2	0	0	0	0	0	0	0	2
January 2016	5	0	0	0	0	0	0	0	5
Headingley R.M.									
January 2017	0	0	0	0	0	0	0	0	0
January 2016	0	0	0	0	0	0	0	0	0
Macdonald R.M.									
January 2017	11	0	0	2	0	0	0	0	13
January 2016	0	0	0	0	0	0	0	0	0
Ritchot R.M.									
January 2017	3	0	0	0	0	0	0	0	3
January 2016	0	0	0	0	0	0	0	0	0
Rosser R.M.									
January 2017	1	0	0	0	0	0	0	0	1
January 2016	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
January 2017	1	0	0	0	0	0	0	0	1
January 2016	6	0	0	0	0	0	0	0	6
St. Francois Xavier R.M.									
January 2017	0	0	0	0	0	0	0	0	0
January 2016	0	0	0	0	0	0	0	0	0
Springfield R.M.									
January 2017	8	2	0	0	0	0	0	0	10
January 2016	4	0	0	0	0	0	0	0	4
Tache R.M.									
January 2017	6	0	0	0	4	0	0	0	10
January 2016	3	0	0	0	0	0	0	0	3
West St. Paul R.M.									
January 2017	8	0	0	0	0	0	0	0	8
January 2016	5	0	0	0	0	0	0	0	5
First Nations									
January 2017	0	0	0	0	0	0	0	0	0
January 2016	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
January 2017	164	12	0	3	50	0	7	70	306
January 2016	86	0	0	0	36	32	0	6	160

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Winnipeg City									
January 2017	195	14	0	1	72	288	n/a	n/a	570
January 2016	197	17	1	2	89	372	n/a	n/a	678
East St. Paul R.M.									
January 2017	5	0	0	0	0	0	n/a	n/a	5
January 2016	5	0	0	0	0	0	n/a	n/a	5
Headingley R.M.									
January 2017	1	0	0	0	0	0	n/a	n/a	1
January 2016	0	0	0	0	0	0	n/a	n/a	0
MacDonald R.M.									
January 2017	8	0	0	0	0	0	n/a	n/a	8
January 2016	14	0	0	0	0	0	n/a	n/a	14
Ritchot R.M.									
January 2017	1	0	0	0	0	0	n/a	n/a	1
January 2016	6	1	0	0	0	17	n/a	n/a	24
Rosser R.M.									
January 2017	0	0	0	0	0	0	n/a	n/a	0
January 2016	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
January 2017	2	0	0	0	0	0	n/a	n/a	2
January 2016	4	0	0	0	0	0	n/a	n/a	4
St. Francois Xavier R.M.									
January 2017	0	0	0	0	0	0	n/a	n/a	0
January 2016	1	0	0	0	0	0	n/a	n/a	1
Springfield R.M.									
January 2017	8	9	0	0	1	0	n/a	n/a	18
January 2016	9	3	3	0	0	0	n/a	n/a	15
Tache R.M.									
January 2017	7	0	0	0	3	5	n/a	n/a	15
January 2016	8	0	0	0	0	16	n/a	n/a	24
West St. Paul R.M.									
January 2017	2	0	0	0	0	0	n/a	n/a	2
January 2016	3	0	0	0	0	0	n/a	n/a	3
First Nations									
January 2017	0	0	0	0	0	0	n/a	n/a	0
January 2016	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
January 2017	229	23	0	1	76	293	n/a	n/a	622
January 2016	247	21	4	2	89	405	n/a	n/a	768

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Winnipeg City									
January 2017	115	8	0	0	14	15	n/a	n/a	152
January 2016	65	14	0	0	39	52	n/a	n/a	170
East St. Paul R.M.									
January 2017	1	0	0	0	0	0	n/a	n/a	1
January 2016	4	0	0	0	0	0	n/a	n/a	4
Headingley R.M.									
January 2017	1	0	0	0	0	0	n/a	n/a	1
January 2016	1	0	0	0	0	0	n/a	n/a	1
MacDonald R.M.									
January 2017	10	0	0	2	0	0	n/a	n/a	12
January 2016	2	0	0	0	0	0	n/a	n/a	2
Ritchot R.M.									
January 2017	3	0	0	0	0	1	n/a	n/a	4
January 2016	1	0	0	0	0	0	n/a	n/a	1
Rosser R.M.									
January 2017	1	0	0	0	0	0	n/a	n/a	1
January 2016	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
January 2017	2	0	0	0	0	0	n/a	n/a	2
January 2016	4	0	0	0	0	0	n/a	n/a	4
St. Francois Xavier R.M.									
January 2017	1	0	0	0	0	0	n/a	n/a	1
January 2016	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
January 2017	5	3	0	0	1	0	n/a	n/a	9
January 2016	5	1	0	0	0	0	n/a	n/a	6
Tache R.M.									
January 2017	6	0	0	0	1	1	n/a	n/a	8
January 2016	3	0	0	0	0	0	n/a	n/a	3
West St. Paul R.M.									
January 2017	8	0	0	0	0	0	n/a	n/a	8
January 2016	6	0	0	0	0	0	n/a	n/a	6
First Nations									
January 2017	0	0	0	0	0	0	n/a	n/a	0
January 2016	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
January 2017	153	11	0	2	16	17	n/a	n/a	199
January 2016	91	15	0	0	39	52	n/a	n/a	197

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.3: History of Housing Starts of Winnipeg CMA
2007 - 2016**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2016	1,855	184	7	3	280	534	90	1,101	4,054
% Change	12.6	-25.2	75.0	200.0	2.9	-7.6	-41.6	-26.5	-7.9
2015	1,648	246	4	1	272	578	154	1,497	4,400
% Change	-12.0	108.5	-42.9	-75.0	-28.8	-52.2	**	147.8	3.6
2014	1,872	118	7	4	382	1,210	51	604	4,248
% Change	-15.1	7.3	n/a	-71.4	-8.6	5.1	45.7	-21.9	-9.7
2013	2,204	110	0	14	418	1,151	35	773	4,705
% Change	4.2	61.8	-100.0	0.0	77.9	46.4	n/a	-8.4	15.7
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type**January 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		% Change
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	
Winnipeg City	92	84	16	18	14	9	458	146	580	257	125.7
East St. Paul R.M.	5	2	0	0	0	0	8	0	13	2	**
Headingley R.M.	5	2	0	0	0	0	0	0	5	2	150.0
MacDonald R.M.	14	10	2	0	0	0	0	0	16	10	60.0
Ritchot R.M.	4	0	0	0	0	0	0	0	4	0	n/a
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	2	6	0	0	0	0	0	0	2	6	-66.7
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	8	2	0	0	0	0	0	0	8	2	**
Tache R.M.	2	3	0	0	0	0	0	0	2	3	-33.3
West St. Paul R.M.	4	2	0	0	0	0	0	0	4	2	100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	136	111	18	18	14	9	466	146	634	284	123.2

Table 2.1: Starts by Submarket and by Dwelling Type**January - January 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		% Change
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	
Winnipeg City	92	84	16	18	14	9	458	146	580	257	125.7
East St. Paul R.M.	5	2	0	0	0	0	8	0	13	2	**
Headingley R.M.	5	2	0	0	0	0	0	0	5	2	150.0
MacDonald R.M.	14	10	2	0	0	0	0	0	16	10	60.0
Ritchot R.M.	4	0	0	0	0	0	0	0	4	0	n/a
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	2	6	0	0	0	0	0	0	2	6	-66.7
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	8	2	0	0	0	0	0	0	8	2	**
Tache R.M.	2	3	0	0	0	0	0	0	2	3	-33.3
West St. Paul R.M.	4	2	0	0	0	0	0	0	4	2	100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	136	111	18	18	14	9	466	146	634	284	123.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Winnipeg City	14	9	0	0	458	0	0	146
East St. Paul R.M.	0	0	0	0	8	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	14	9	0	0	466	0	0	146

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	14	9	0	0	458	0	0	146
East St. Paul R.M.	0	0	0	0	8	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	14	9	0	0	466	0	0	146

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
January 2017

Submarket	Freehold		Condominium		Rental		Total ^{4c}	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Winnipeg City	108	96	472	15	0	146	580	257
East St. Paul R.M.	5	2	8	0	0	0	13	2
Headingley R.M.	5	2	0	0	0	0	5	2
MacDonald R.M.	16	10	0	0	0	0	16	10
Ritchot R.M.	4	0	0	0	0	0	4	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	2	6	0	0	0	0	2	6
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	8	2	0	0	0	0	8	2
Tache R.M.	2	3	0	0	0	0	2	3
West St. Paul R.M.	4	2	0	0	0	0	4	2
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	154	123	480	15	0	146	634	284

Table 2.5: Starts by Submarket and by Intended Market
January - January 2017

Submarket	Freehold		Condominium		Rental		Total ^{4c}	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	108	96	472	15	0	146	580	257
East St. Paul R.M.	5	2	8	0	0	0	13	2
Headingley R.M.	5	2	0	0	0	0	5	2
MacDonald R.M.	16	10	0	0	0	0	16	10
Ritchot R.M.	4	0	0	0	0	0	4	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	2	6	0	0	0	0	2	6
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	8	2	0	0	0	0	8	2
Tache R.M.	2	3	0	0	0	0	2	3
West St. Paul R.M.	4	2	0	0	0	0	4	2
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	154	123	480	15	0	146	634	284

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type**January 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	% Change
Winnipeg City	126	63	12	2	50	34	70	38	258	137	88.3
East St. Paul R.M.	2	5	0	0	0	0	0	0	2	5	-60.0
Headingley R.M.	0	0	0	0	0	0	0	0	0	0	n/a
MacDonald R.M.	13	0	0	0	0	0	0	0	13	0	n/a
Ritchot R.M.	3	0	0	0	0	0	0	0	3	0	n/a
Rosser R.M.	1	0	0	0	0	0	0	0	1	0	n/a
St. Clements R.M.	1	6	0	0	0	0	0	0	1	6	-83.3
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	8	4	2	0	0	0	0	0	10	4	150.0
Tache R.M.	6	3	0	0	4	0	0	0	10	3	n/a
West St. Paul R.M.	8	5	0	0	0	0	0	0	8	5	60.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	168	86	14	2	54	34	70	38	306	160	91.3

Table 3.1: Completions by Submarket and by Dwelling Type**January - January 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Winnipeg City	126	63	12	2	50	34	70	38	258	137	88.3
East St. Paul R.M.	2	5	0	0	0	0	0	0	2	5	-60.0
Headingley R.M.	0	0	0	0	0	0	0	0	0	0	n/a
MacDonald R.M.	13	0	0	0	0	0	0	0	13	0	n/a
Ritchot R.M.	3	0	0	0	0	0	0	0	3	0	n/a
Rosser R.M.	1	0	0	0	0	0	0	0	1	0	n/a
St. Clements R.M.	1	6	0	0	0	0	0	0	1	6	-83.3
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	8	4	2	0	0	0	0	0	10	4	150.0
Tache R.M.	6	3	0	0	4	0	0	0	10	3	n/a
West St. Paul R.M.	8	5	0	0	0	0	0	0	8	5	60.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	168	86	14	2	54	34	70	38	306	160	91.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Winnipeg City	44	34	6	0	0	32	70	6
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	4	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	48	34	6	0	0	32	70	6

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	44	34	6	0	0	32	70	6
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	4	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	48	34	6	0	0	32	70	6

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market**January 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Winnipeg City	134	63	47	68	77	6	258	137
East St. Paul R.M.	2	5	0	0	0	0	2	5
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	11	0	2	0	0	0	13	0
Ritchot R.M.	3	0	0	0	0	0	3	0
Rosser R.M.	1	0	0	0	0	0	1	0
St. Clements R.M.	1	6	0	0	0	0	1	6
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	10	4	0	0	0	0	10	4
Tache R.M.	6	3	4	0	0	0	10	3
West St. Paul R.M.	8	5	0	0	0	0	8	5
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	176	86	53	68	77	6	306	160

Table 3.5: Completions by Submarket and by Intended Market**January - January 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	134	63	47	68	77	6	258	137
East St. Paul R.M.	2	5	0	0	0	0	2	5
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	11	0	2	0	0	0	13	0
Ritchot R.M.	3	0	0	0	0	0	3	0
Rosser R.M.	1	0	0	0	0	0	1	0
St. Clements R.M.	1	6	0	0	0	0	1	6
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	10	4	0	0	0	0	10	4
Tache R.M.	6	3	4	0	0	0	10	3
West St. Paul R.M.	8	5	0	0	0	0	8	5
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	176	86	53	68	77	6	306	160

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2017

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
January 2017	37	33.0	31	27.7	25	22.3	10	8.9	9	8.0	112	-	399,654
January 2016	21	32.3	17	26.2	13	20.0	3	4.6	11	16.9	65	-	415,323
Year-to-date 2017	37	33.0	31	27.7	25	22.3	10	8.9	9	8.0	112	-	399,654
Year-to-date 2016	21	32.3	17	26.2	13	20.0	3	4.6	11	16.9	65	-	415,323
East St. Paul R.M.													
January 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Headingley R.M.													
January 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
January 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
MacDonald R.M.													
January 2017	4	36.4	0	0.0	0	0.0	6	54.5	1	9.1	11	-	401,404
January 2016	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	-	-
Year-to-date 2017	4	36.4	0	0.0	0	0.0	6	54.5	1	9.1	11	-	401,404
Year-to-date 2016	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	-	-
Ritchot R.M.													
January 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
January 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Rosser R.M.													
January 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
St. Clements R.M.													
January 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
January 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
St. Francois Xavier R.M.													
January 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range**January 2017**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
January 2017	0	0.0	2	66.7	0	0.0	1	33.3	0	0.0	3	-	-
January 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	2	66.7	0	0.0	1	33.3	0	0.0	3	-	-
Year-to-date 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Tache R.M.													
January 2017	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	-	335,200
January 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	-	335,200
Year-to-date 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
West St. Paul R.M.													
January 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2016	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	600,000
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	600,000
First Nations													
January 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Winnipeg CMA													
January 2017	47	34.6	36	26.5	25	18.4	17	12.5	11	8.1	136	-	399,434
January 2016	26	32.9	18	22.8	14	17.7	4	5.1	17	21.5	79	-	422,519
Year-to-date 2017	47	34.6	36	26.5	25	18.4	17	12.5	11	8.1	136	-	399,434
Year-to-date 2016	26	32.9	18	22.8	14	17.7	4	5.1	17	21.5	79	-	422,519

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
January 2017

Submarket	Jan 2017	Jan 2016	% Change	YTD 2017	YTD 2016	% Change
Winnipeg City	399,654	415,323	-3.8	399,654	415,323	-3.8
East St. Paul R.M.	-	-	n/a	-	-	n/a
Headingley R.M.	-	-	n/a	-	-	n/a
MacDonald R.M.	401,404	-	n/a	401,404	-	n/a
Ritchot R.M.	-	-	n/a	-	-	n/a
Rosser R.M.	-	-	n/a	-	-	n/a
St. Clements R.M.	-	-	n/a	-	-	n/a
St. Francois Xavier R.M.	-	-	n/a	-	-	n/a
Springfield R.M.	-	-	n/a	-	-	n/a
Tache R.M.	335,200	-	n/a	335,200	-	n/a
West St. Paul R.M.	-	600,000	n/a	-	600,000	n/a
First Nations	-	-	n/a	-	-	n/a
Winnipeg CMA	399,434	422,519	-5.5	399,434	422,519	-5.5

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Winnipeg

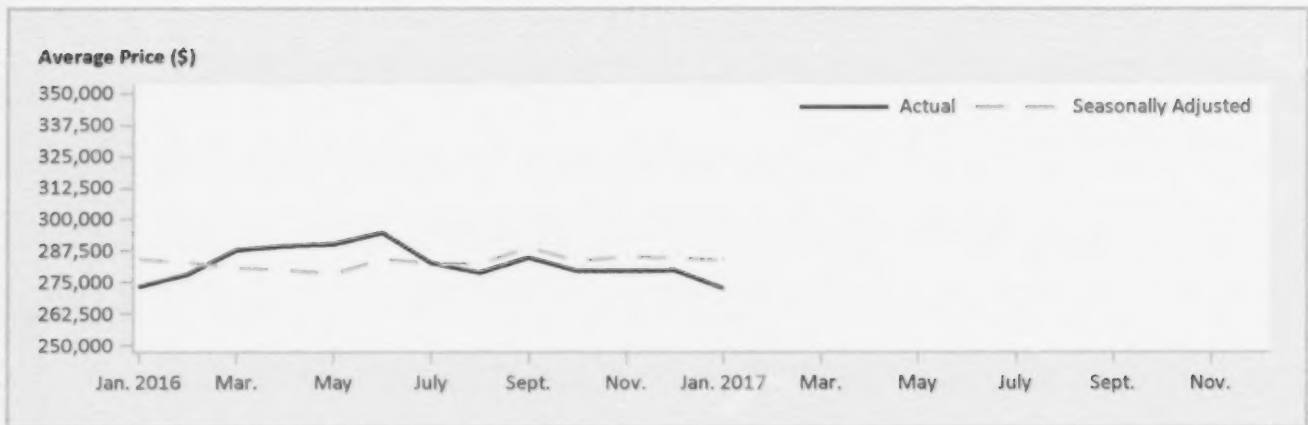


Figure 5.2: MLS® Residential Sales for Winnipeg

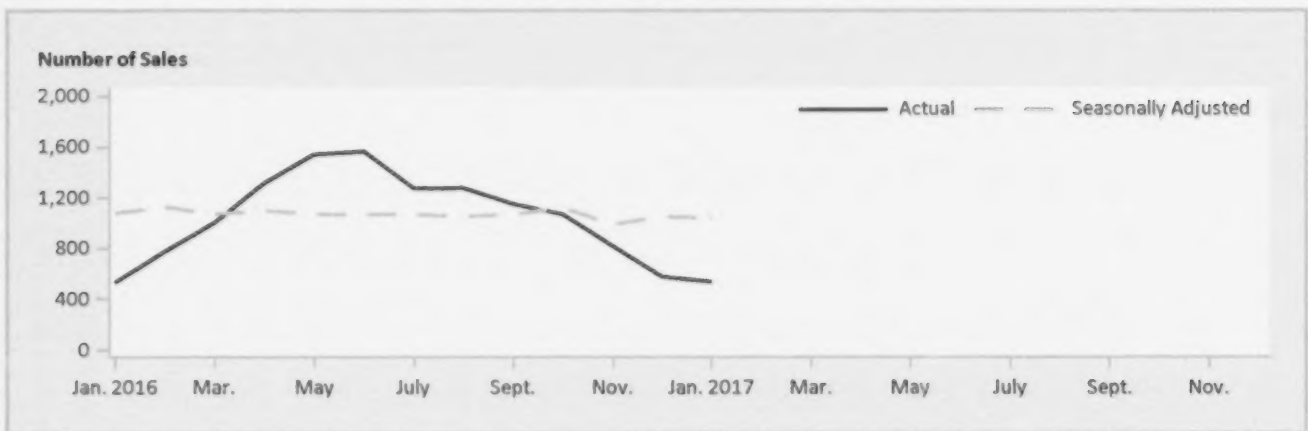
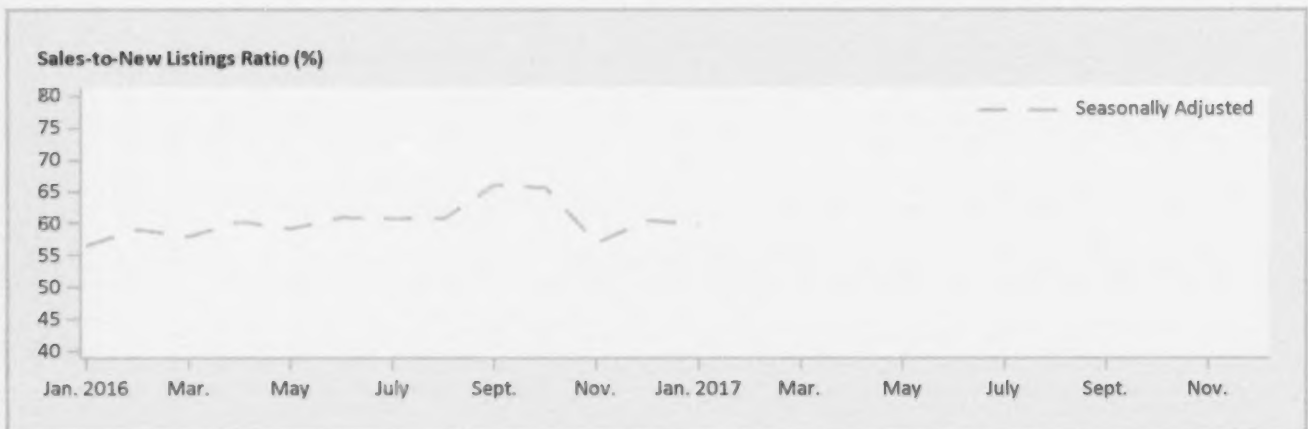


Figure 5.3: MLS® Residential Sales-to- New Listings Ratio for Winnipeg



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Source: CREA / Haver Analytics

Table 6: Economic Indicators**January 2017**

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	140.5	126.7	423	6.4	68.8	864
	February	561	3.14	4.64	140.5	126.4	424	6.3	68.8	866
	March	561	3.14	4.64	140.9	127.6	425	6.3	68.8	866
	April	561	3.14	4.64	141.1	127.8	426	6.3	68.8	864
	May	561	3.14	4.64	141.4	128.6	426	6.2	68.7	861
	June	561	3.14	4.64	141.7	129.6	425	6.3	68.6	862
	July	567	3.14	4.74	141.9	128.8	425	6.5	68.6	863
	August	567	3.14	4.74	142.2	128.9	424	6.6	68.4	860
	September	561	3.14	4.64	142.6	128.8	424	6.6	68.3	856
	October	561	3.14	4.64	143.4	129.2	425	6.8	68.4	848
	November	561	3.14	4.64	143.5	127.7	425	6.9	68.5	846
	December	561	3.14	4.64	143.5	127.6	426	6.9	68.6	849
2017	January	561	3.14	4.64		129.4	426	6.7	68.3	861
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

NHPI means New Housing Price Index

CPI means Consumer Price Index

SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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